



COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

**Regular Meeting
August 8, 2016**

AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chairman Hale

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – July 2016

B. Minutes and Reports

1. Approval of Meeting Minutes from July 18, 2016

C. Other

1. Designation of Board Secretary Pro Tem
2. Approval of Resolution #1456 approving the Recordation of the property boundary adjustment for 647 S. Ash Street, a vacant parcel owned by CCDC. *(Presented to the Board 6/13/2016)*
3. Approval of Resolution #1457 adopting updated Parking Structure Design Guidelines *(Presented to the Board 7/18/2016)*

AGENDA

IV. Action Items

- A. CONSIDER: Designation of City Hall Plaza Renovation as a Type 4 Project.....Doug Woodruff/Rob Bousfield (10 minutes)
- B. CONSIDER: Proposed FY 2016 Amended BudgetRoss Borden (10 minutes)
- C. CONSIDER: Proposed FY 2017 Original Budget.....Ross Borden (10 minutes)
- D. CONSIDER: FY 2017-2021 Capital Improvement Plan.....Todd Bunderson (10 minutes)

V. Information/Discussion Items

- A. Operations Report.....John Brunelle (5 minutes)
- B. Front & Myrtle Alternatives Analysis.....Matt Edmond (5 minutes)
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VI. Adjourn

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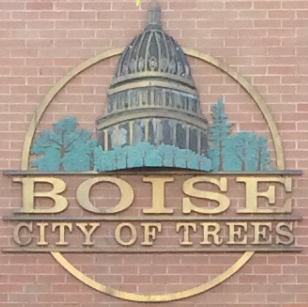
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CONSIDER: Designation of City Hall Plaza Renovation as a Type 4 Project

Doug Woodruff – CCDC Project Manager
Rob Bousfield – City of Boise



CITY HALL

150



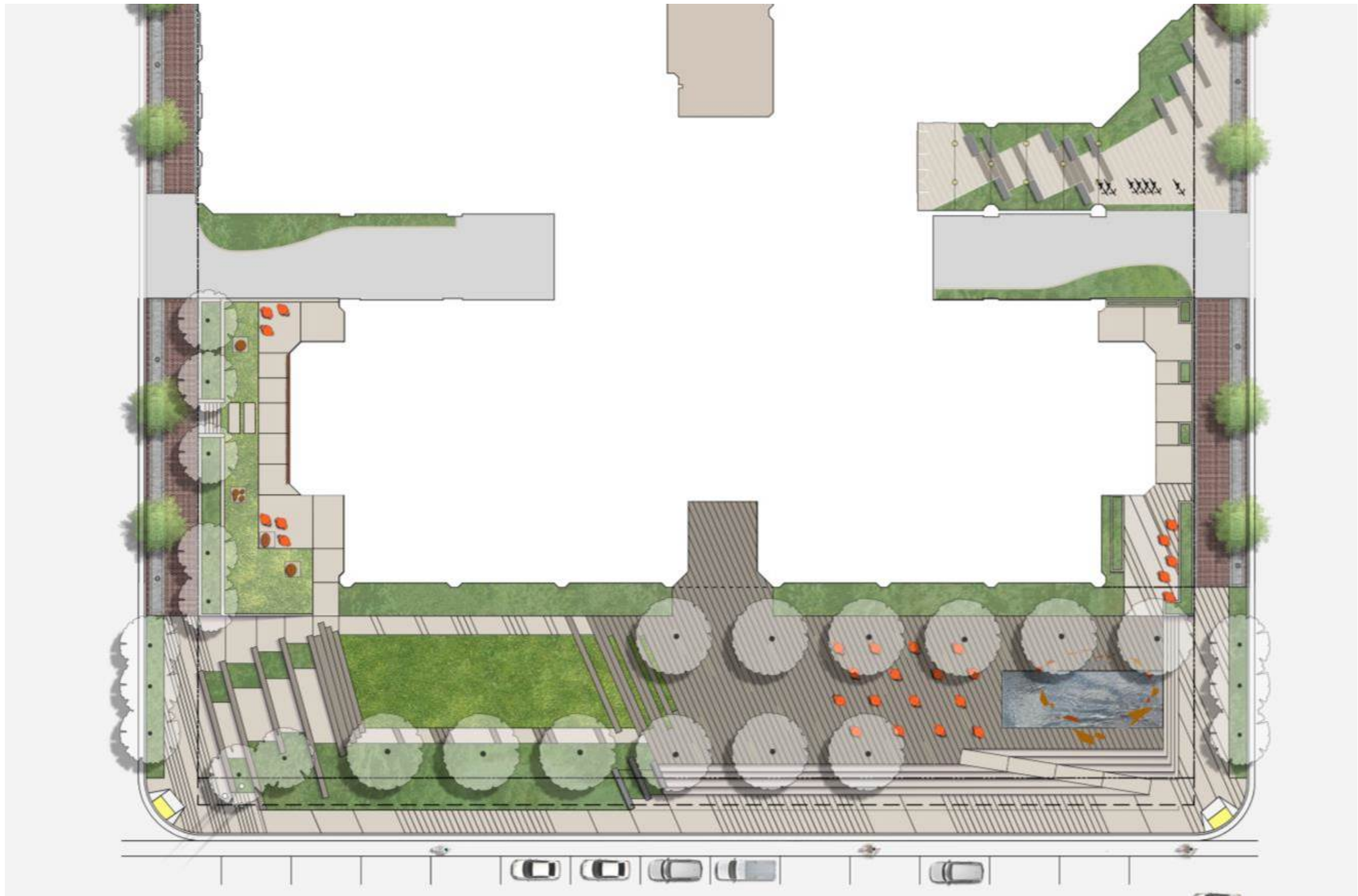


**City Hall Renovation
Budget - \$3.7 Million**

**CCDC CIP and FY17
Proposed Budget –
\$1.225 Million**







Next Steps, upon designation

- **Finalize Agreement**
- **City Council Approval**
- **CCDC board Final Approval**
- **Bid Construction, Jan. 2017**
- **Construction, spring 2017**





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CONSIDER: Proposed FY 2016 Amended Budget

Ross Borden, Finance Director
Joey Chen, Controller

Budget Calendar

June 30	Executive Director Review
July 14	Executive Committee Review 1
July 28	Executive Committee Review 2
August 8	Board considers proposed Budgets
August 12 & 19	Budgets published in <i>Idaho Statesman</i>
August 24	Public hearing, Budget Resolutions
September 1	Deadline to Adopt FY 2017 Budget
September 30	FY 2017 Budget filed with City Clerk
October 1	Fiscal Year 2017 begins

Big Picture

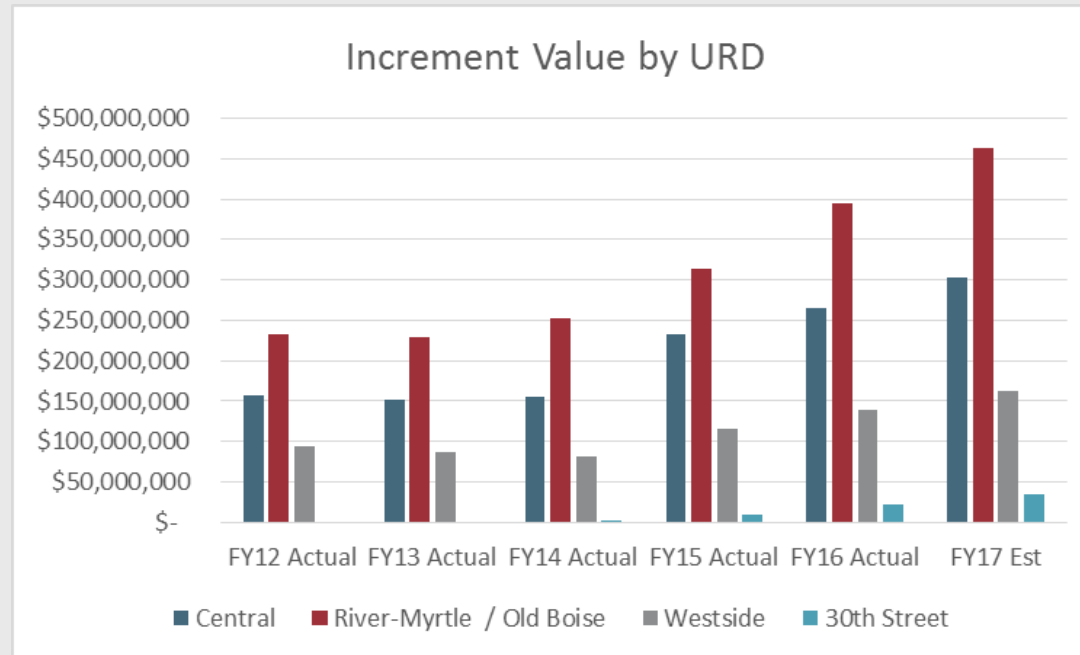
Urban Renewal Districts

	URD	Created	Term	End	Years Left
1	Central	1987	30	FY18	1*
2	River-Myrtle / Old Boise	1994	30	FY25	9
3	Westside	2001	24	FY26	10
4	30 th Street	2012	20	FY33	17

Separate FY 2018 Central District
Termination Budget

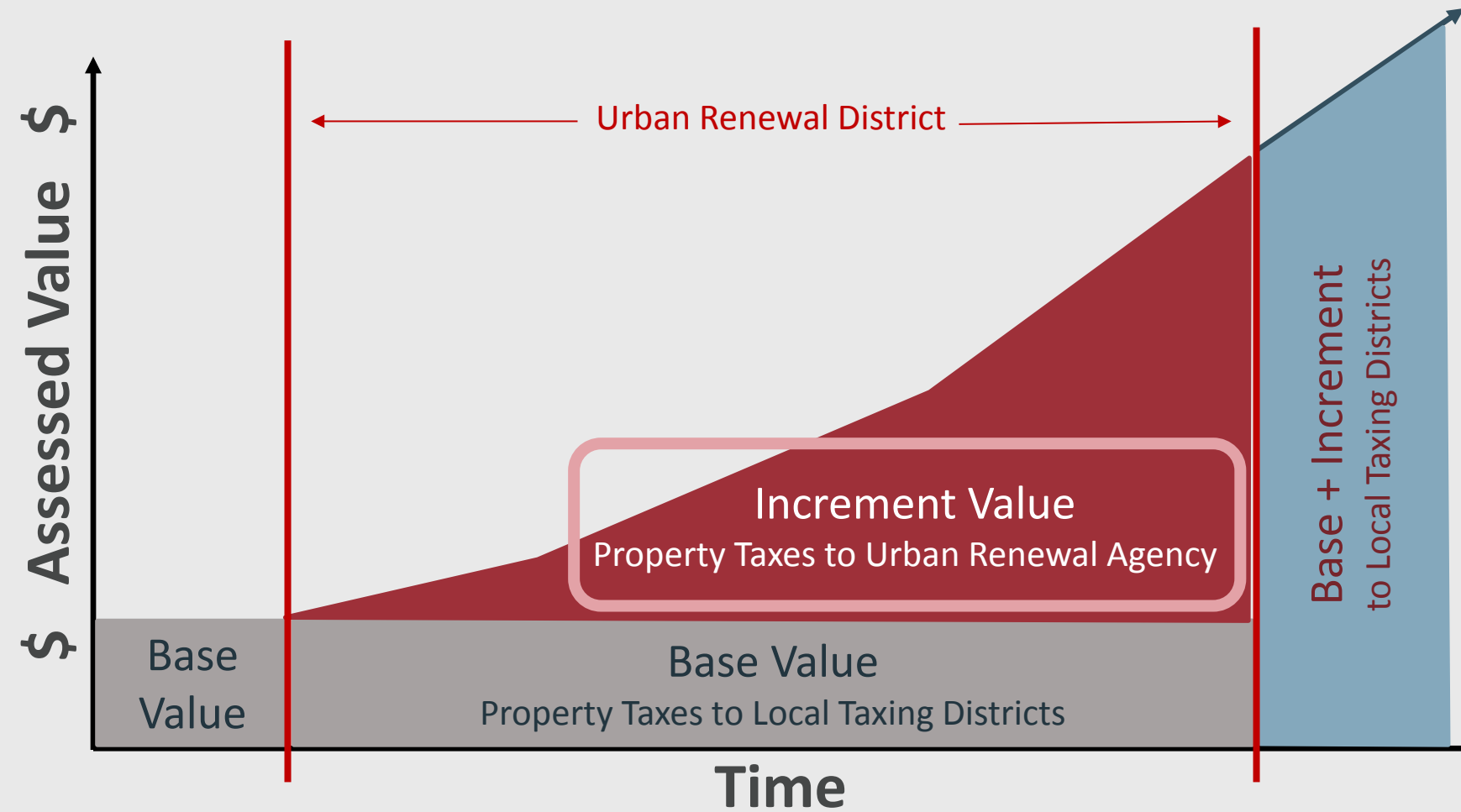
Big Picture

Increment Valuation



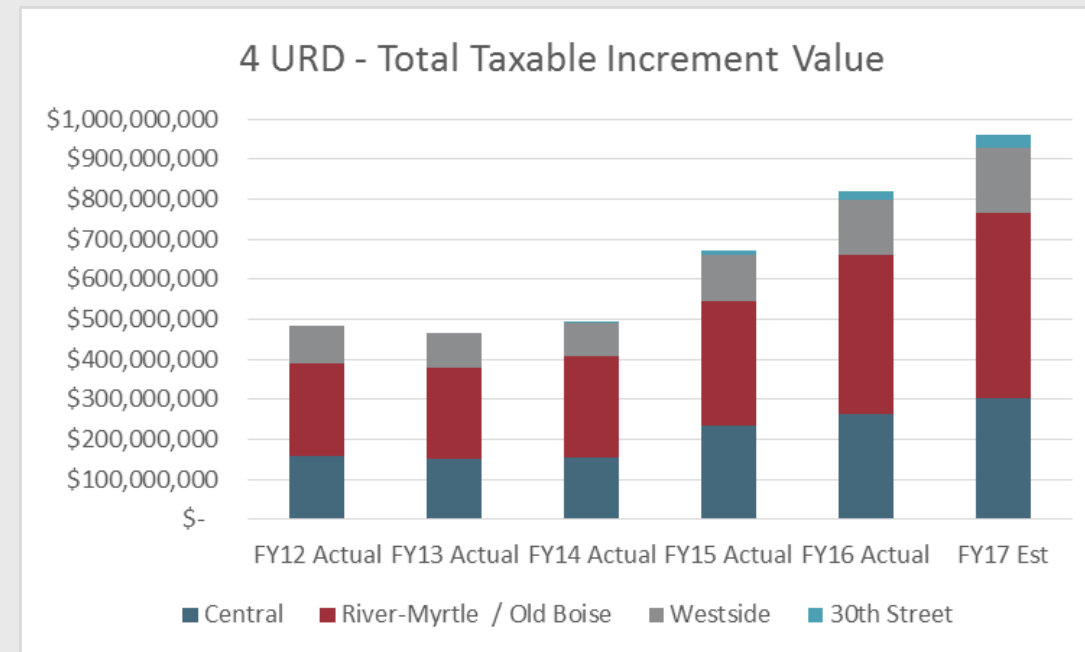
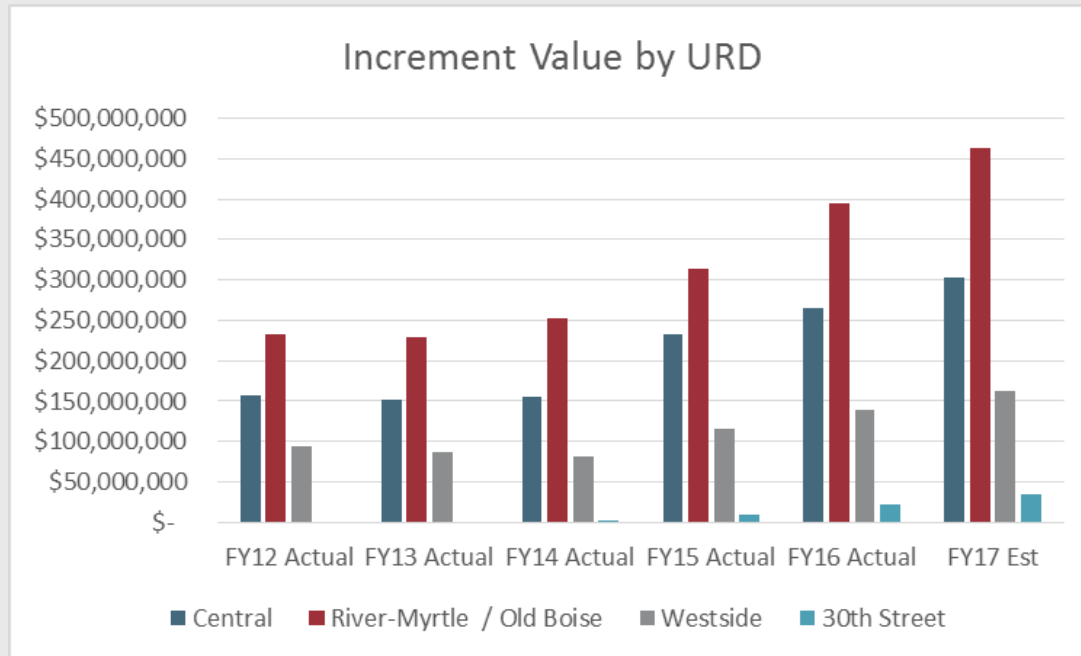
Big Picture

Tax Increment Model



Big Picture

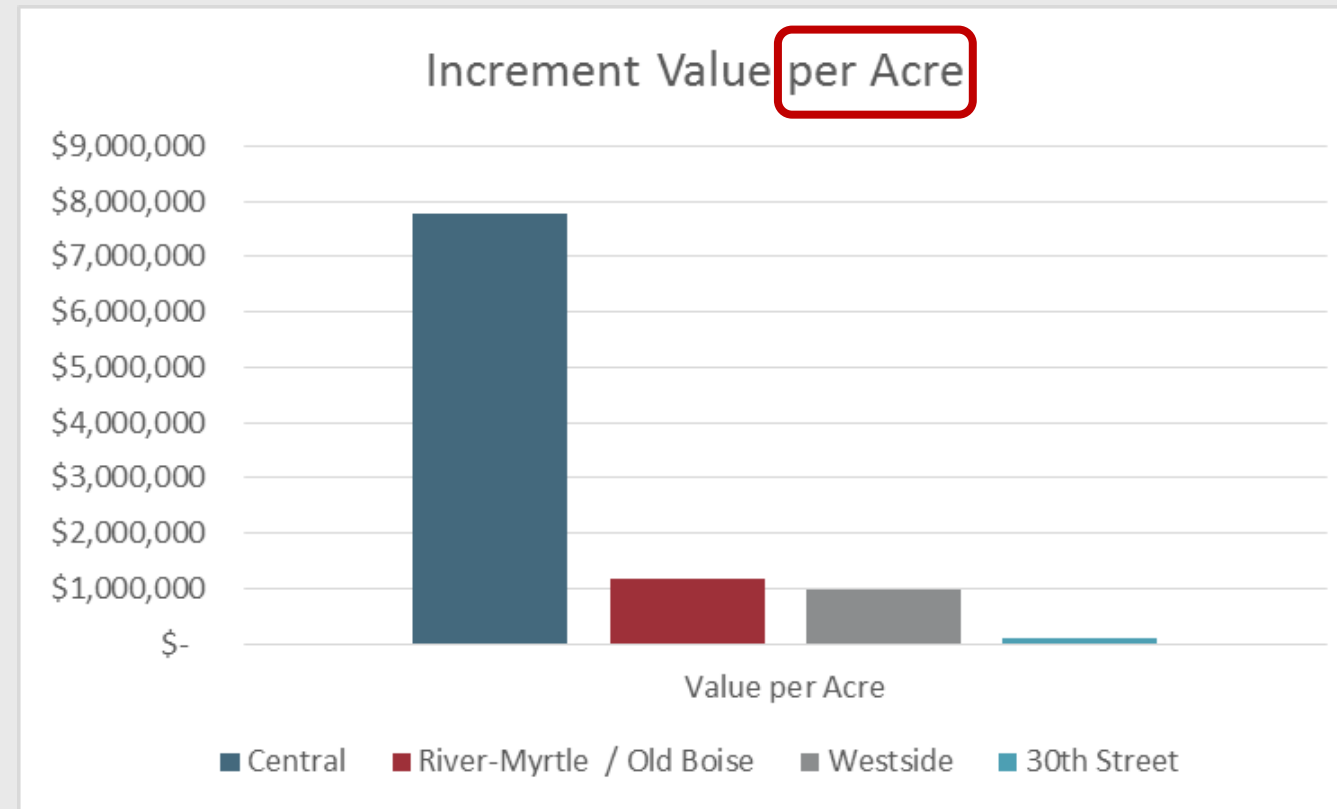
Increment Valuation



Big Picture

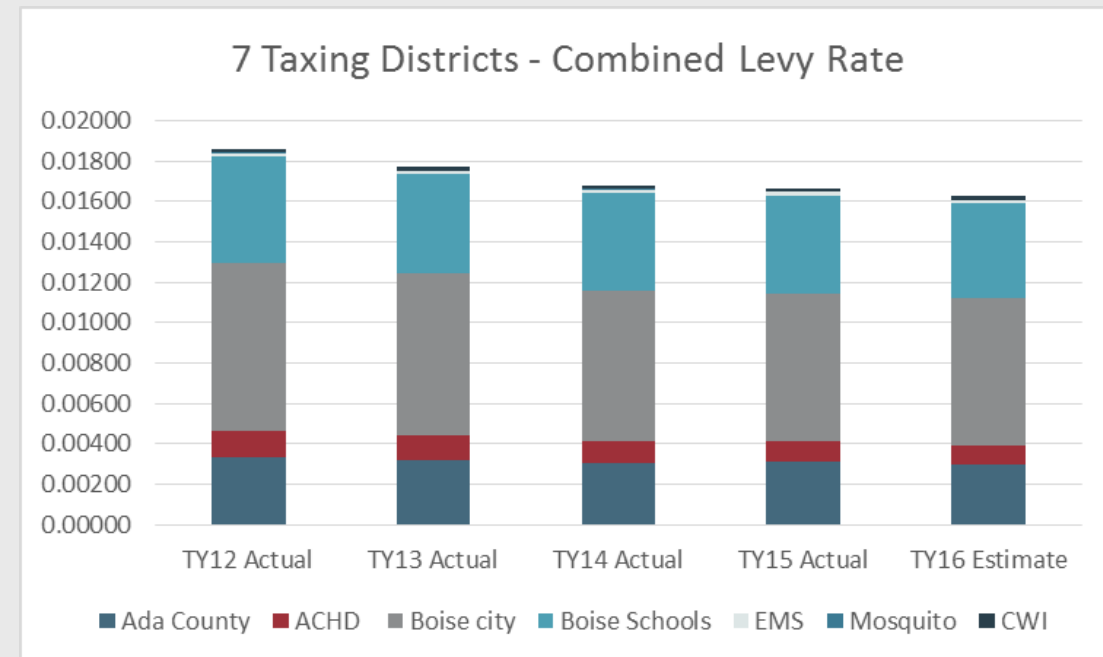
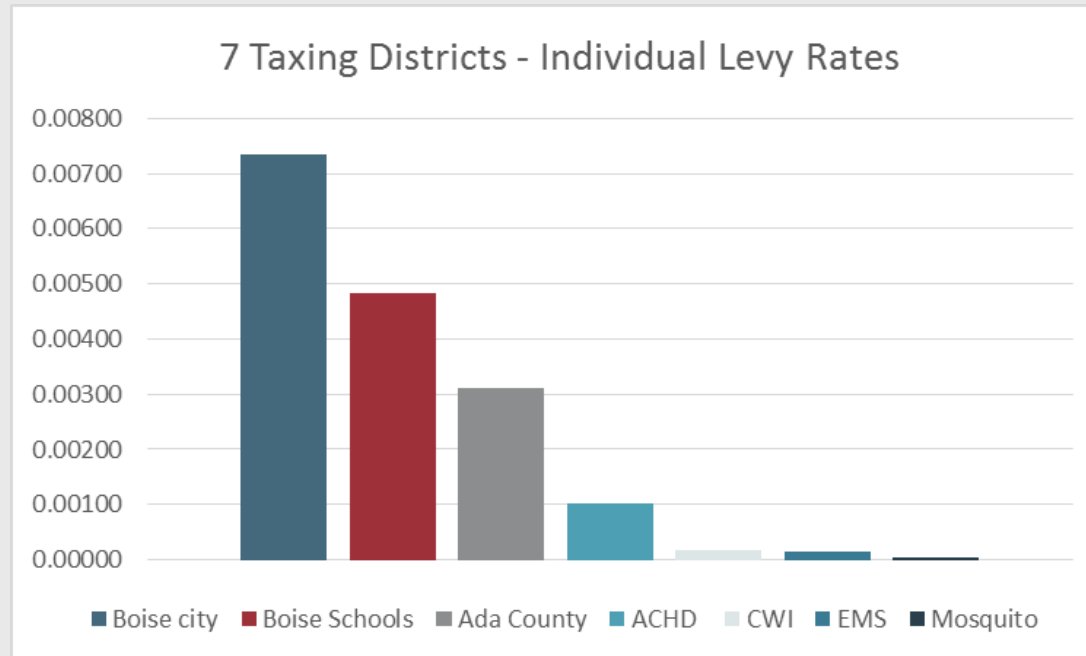
Increment Value: A Second Look

URD	Acres
Central	34
RMOB	340
Westside	144
30 Street	249
Total	767



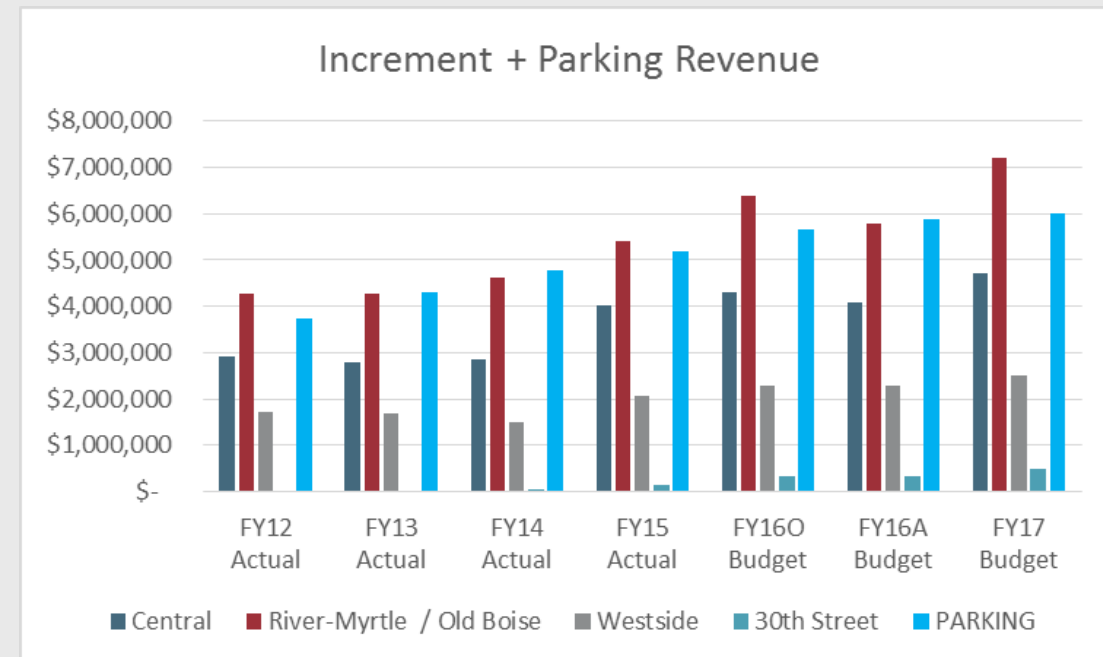
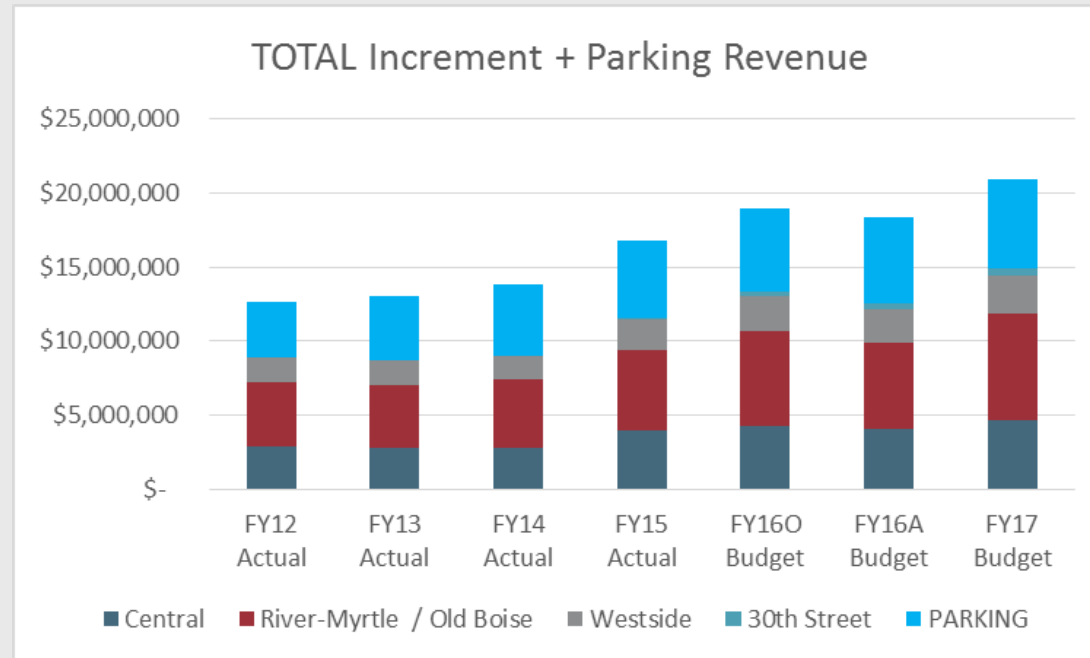
Big Picture

Levy Rates



Big Picture

Increment Revenue + Gross Parking Revenue



Proposed
FY 2016 AMENDED
Budget

Big Pieces: FY16 → FY16 Amended


FY16 Original	FY16 Amended	\$ Change	% Change
\$42.6M	\$46.4M	\$3.8M	9%

<i>Illustration</i>	<i>rounded</i>	
FY16 Original	\$42.6M	
Operations Only	(19.6M)	
FY16 Amended*	22.6M	-46%
GBAD Pass-Thru (net)	23.4M	
FY16 Amended	\$46.4M	9%

Timing:
(\$13.5M) RMOB bond
(\$ 6.9M) to Working Capital

Big Pieces: FY16 → FY16 Amended


Revenue Changes



<i>(millions)</i>		Actual	Perm	Timing
FY16 ORIGINAL	\$42.6	\$42.6		
plus GBAD, CoB, Parking, Bricks	1.7		1.7	
minus RMOB Bond	(13.5)			(13.5)
minus Tax Appeals	(0.8)		(0.8)	
minus xfer to Fund Balance	(6.9)			(6.9)
Subtotal	(19.6)		0.9	(20.4)
plus GBAD Pass-Thru (net)	23.4			
FY16 AMENDED	\$46.5	\$46.4		

Big Pieces: FY16 → FY16 Amended

Expenditure Changes



(millions)		Actual	Perm	Timing
FY16 ORIGINAL	\$42.6	\$42.6		
minus OE	(0.4)		(0.3)	(0.1)
plus Debt Service / Contracts	1.5		1.5	
minus Capital Projects				
Obligated/Designated	(13.3)		0.4	(13.7)
Tentative	(4.2)		0.1	(4.3)
Parking	(0.5)			(0.5)
Property Development	(2.5)			(2.5)
Subtotal	(19.4)		1.7	(21.1)
plus GBAD Pass-Thru (net)	23.4			
FY16 AMENDED	\$46.6	\$42.6		

Main Street Station

Local Match by CCDC

Federal Earmark <small>FTA awarded to VRT</small>	Local Match <small>CCDC</small>	Total
\$8.5 million	\$2.1 million	\$10.6 million
80%	20%	



FY13	\$32k
FY14	\$256k
FY15	\$1.3 million
FY16	\$564k

FY16 AMENDED Budget

Action Requested

1. Approve proposed FY 2016 Amended Budget
2. Advertise Public Hearing at August 24 Special Meeting
 - Exhibit A (page 13)

Questions?

Suggested Motion

I move to amend the FY 2016 Amended Budget to new revenue and expense totals of \$46,350,610 and set the time and date of Noon, August 24, 2016, for the statutorily-required public hearing on the Budget Amendment.

Proposed
FY 2017 ORIGINAL
Budget

Big Pieces: FY16 Amended → FY17


FY16 Amended	FY17 Original	\$ Change	% Change
\$46.4M	\$56.5M	\$10.2M	22%

<i>Illustration</i>	<i>rounded</i>	
FY16 Amended*	\$22.6M	
Operations Only	33.0M	
FY17 Original*	55.0M	143%
GBAD Pass-Thru (net)	1.5M	
FY17 Original	\$56.5M	22%

\$13.5M RMOB bond
\$10.2M Westside bond
\$11.1M from Working Capital

Big Pieces: FY16 Amended → FY17


Revenue Changes



(millions)		Actual
FY16 AMENDED	\$46.5	\$46.4
plus new Increment & Parking	1.8	
plus RMOB & Westside bonds	18.0	
plus xfer from Fund Balance	13.9	
minus FY16 GBAD, CoB one-times	(1.4)	
Subtotal	32.4	
minus GBAD Pass-Thru (net)	(22.3)	
FY17 ORIGINAL	\$56.5	\$56.5

Big Pieces: FY16 Amended → FY17

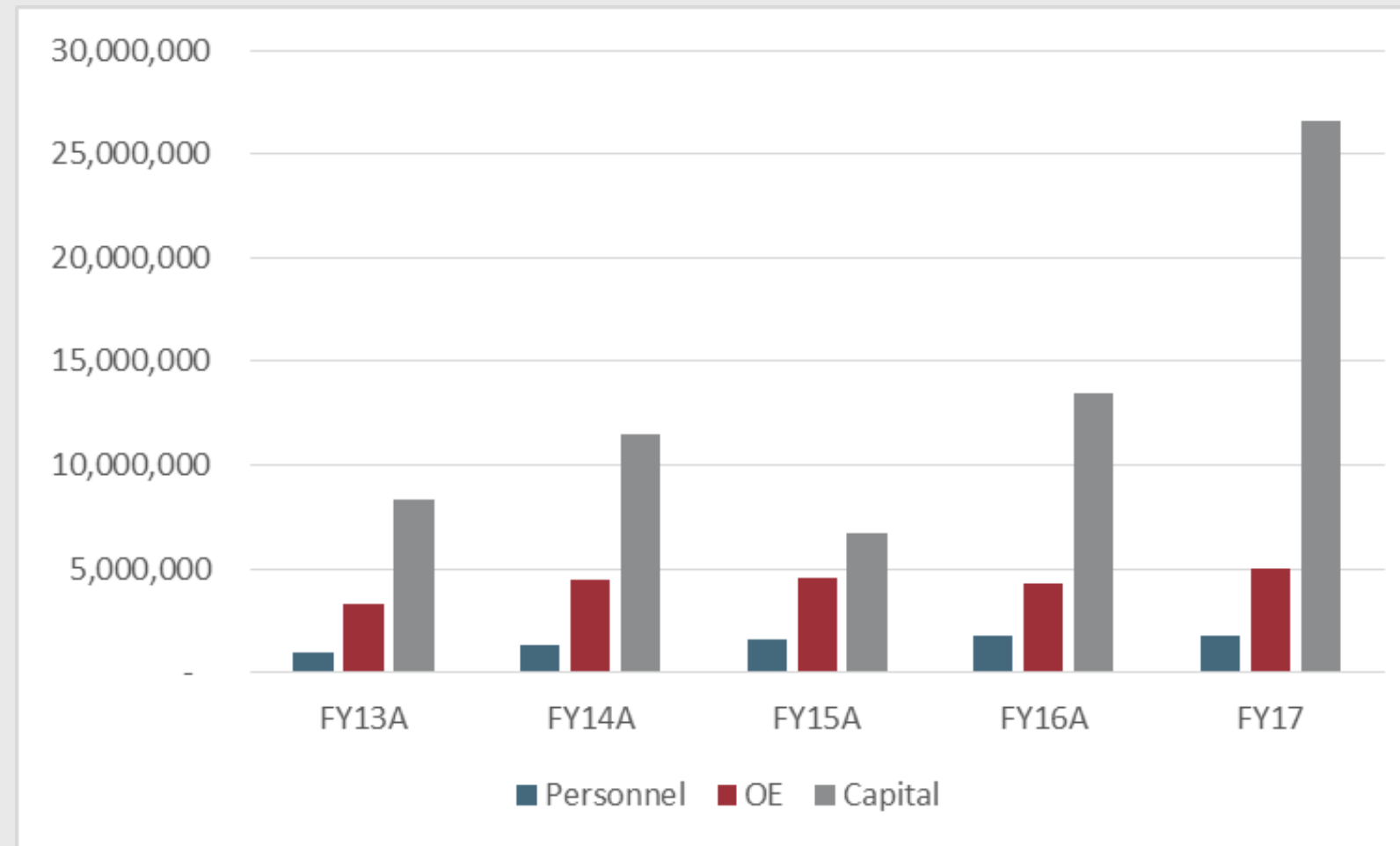
Expenditure Changes



<i>(millions)</i>		Actual
FY16 AMENDED	\$46.6	<i>\$46.4</i>
plus OE	0.6	
plus Debt Service / Obligations	1.4	
plus Capital Projects		
Obligated/Designated	13.2	
Tentative	14.6	
Parking	0.9	
Property Development	1.0	
Subtotal	32.4	
minus GBAD Pass-Thru (net)	(22.2)	
FY17 ORIGINAL	\$56.7	<i>\$56.5</i>

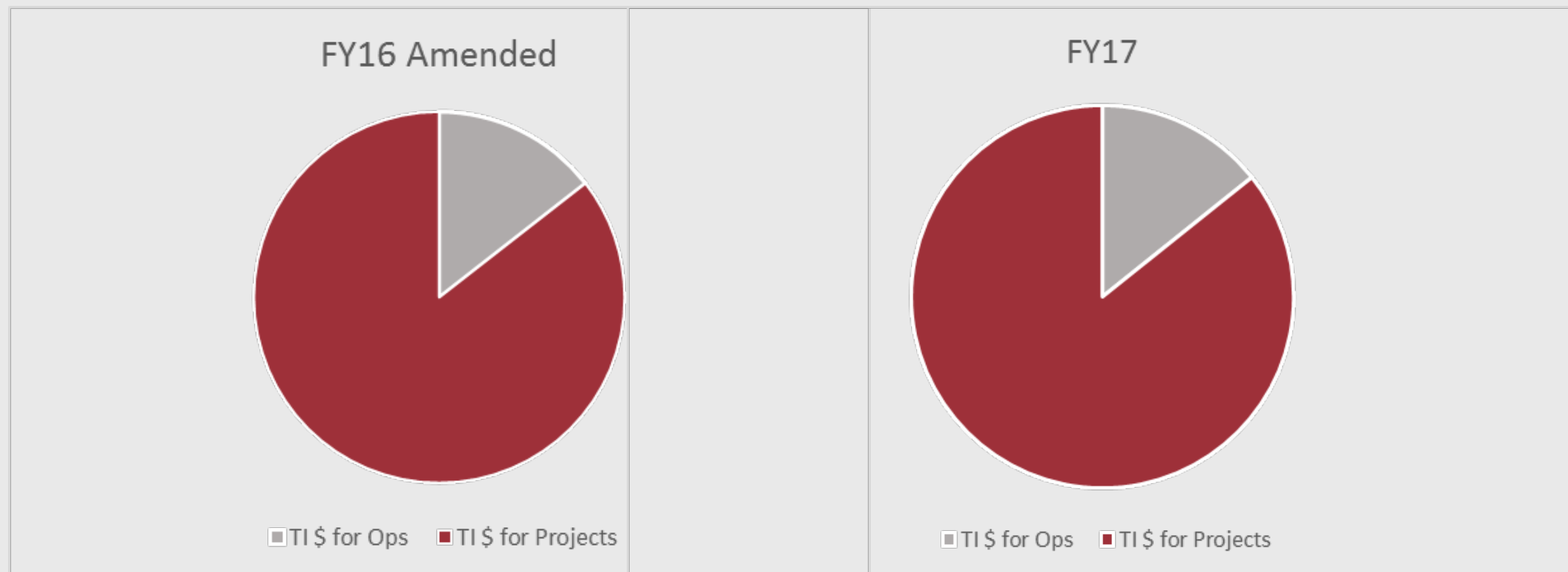
By Expense Category

Growth in Capital Projects



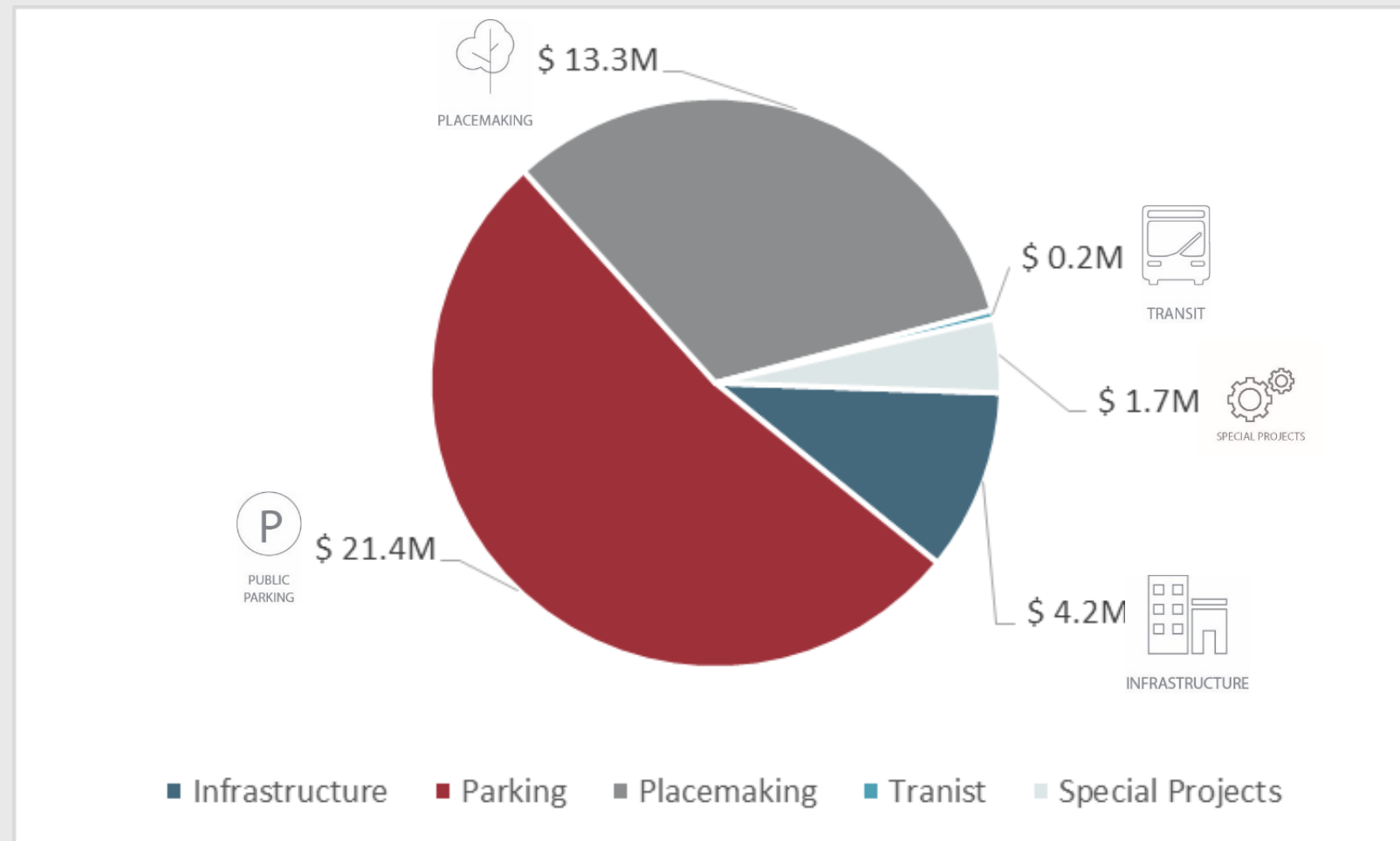
Tax Incremental Revenue

86% goes to Projects



Total Revenue

FY17 Capital Expenses by CIP Icon



FY17 ORIGINAL Budget

Action Requested

1. Approve proposed FY 2017 Original Budget
2. Advertise Public Hearing at August 24 Special Meeting
 - Exhibit A (page 13)

Questions?

Suggested Motion

I move to approve the FY 2017 Original Budget totaling \$56,541,179 and set the time and date of Noon, August 24, 2016, for the statutorily-required public hearing on the Agency's budget for the coming fiscal year.

End

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CONSIDER: Proposed FY 2017-2021 Capital Improvement Plan

Todd Bunderson
Development Director



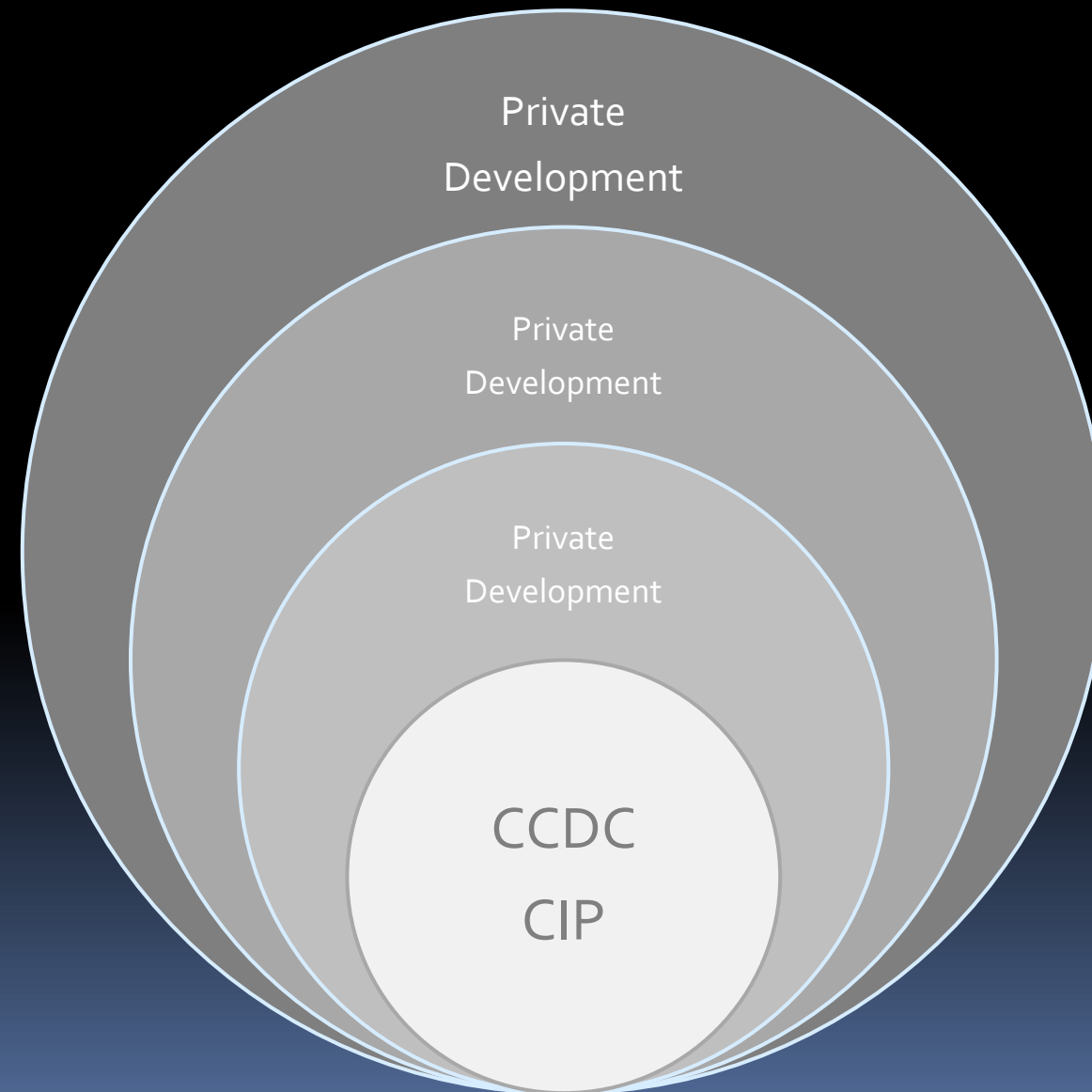
Capital City Development Corp.

2017-2021

CAPITAL IMPROVEMENT PLAN

Goal

Stimulating downtown development with public infrastructure



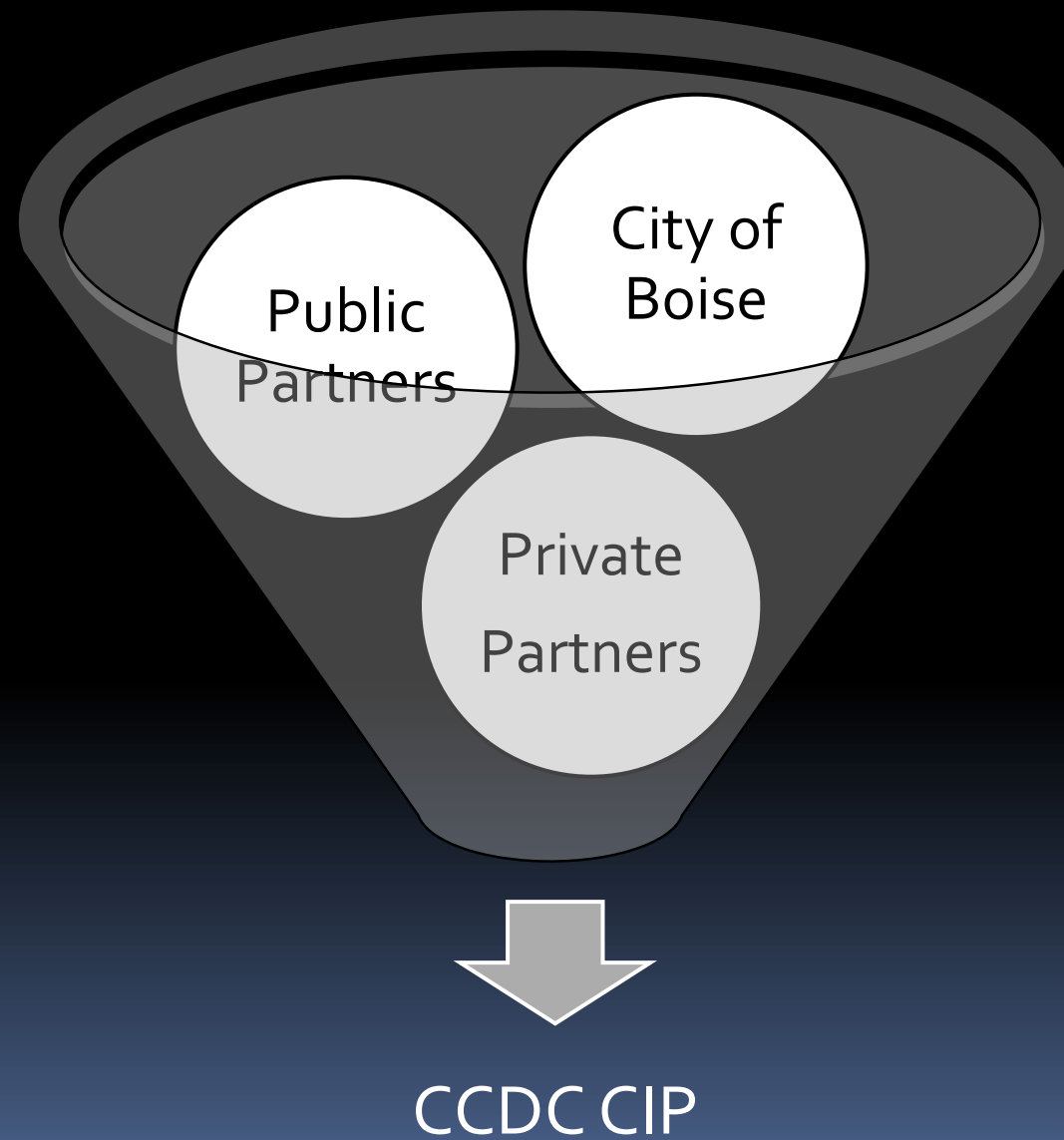
Purpose

Create, coordinate, develop, complete



Process

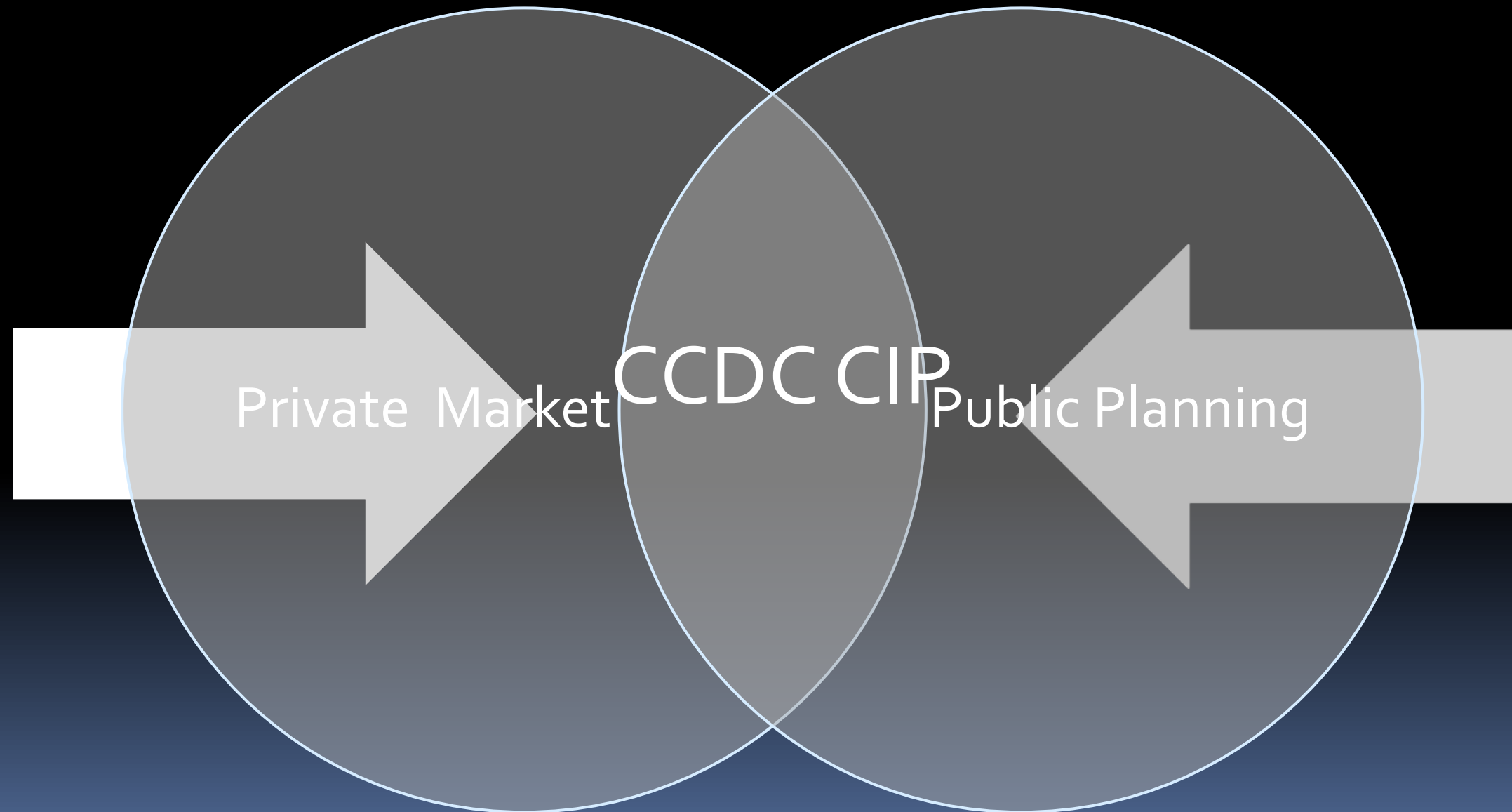
Partnership planning



Integration




Synthesis



1883





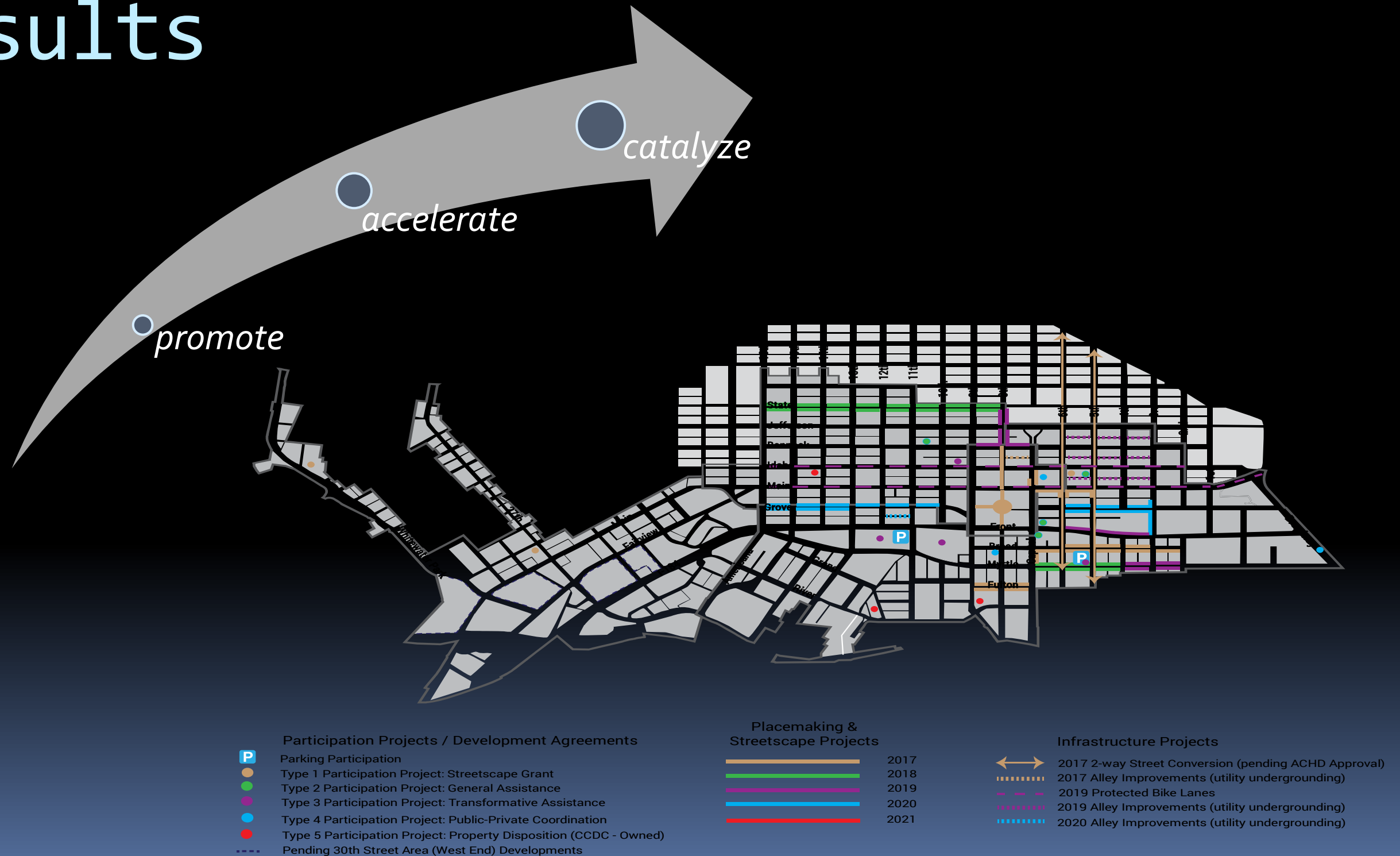
Proposed Capital Improvement Plan for 2017-2021

\$72, 208,800

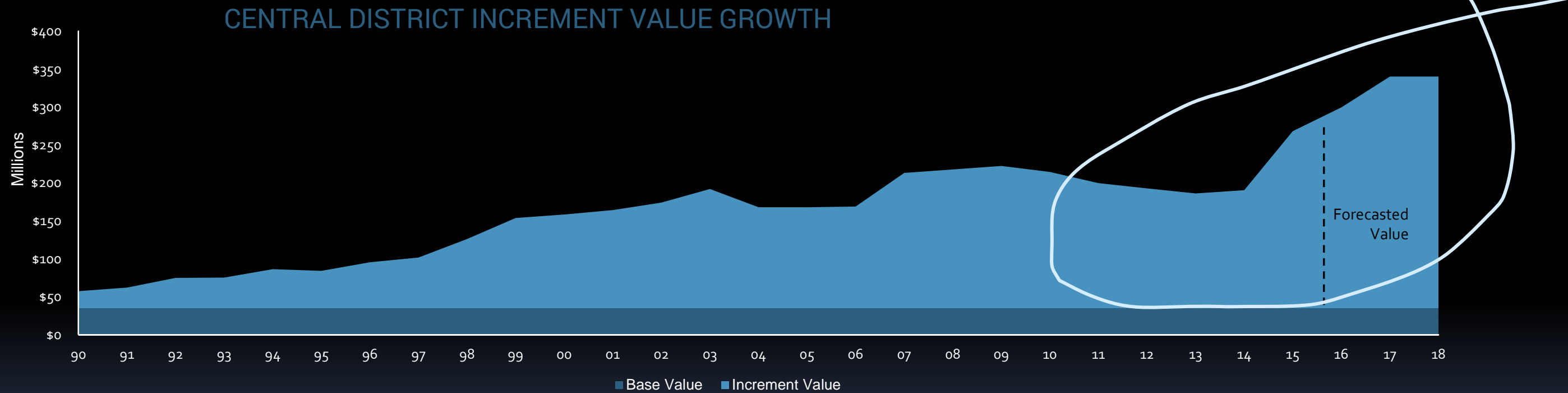


*... catalyzing hundreds of millions of new private
investment in downtown Boise.*

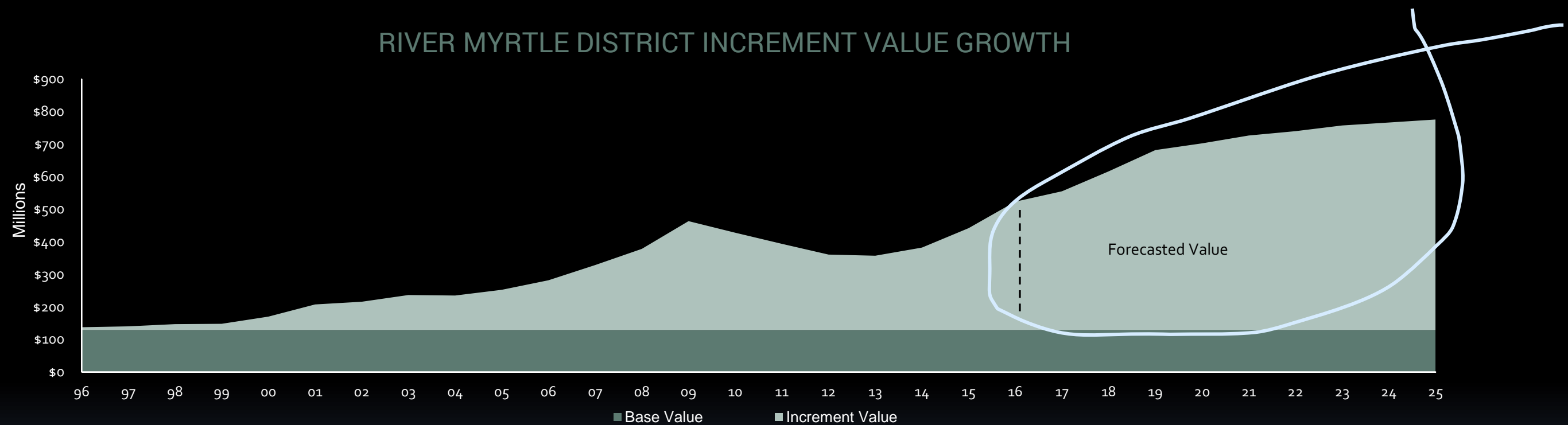
Results



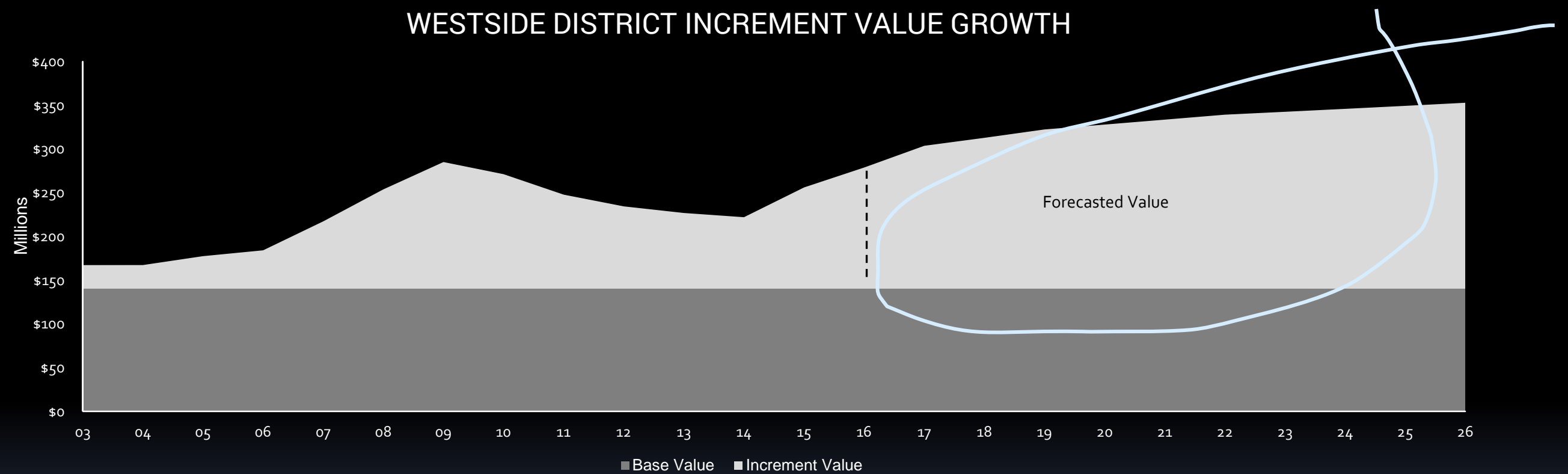
Economic Growth



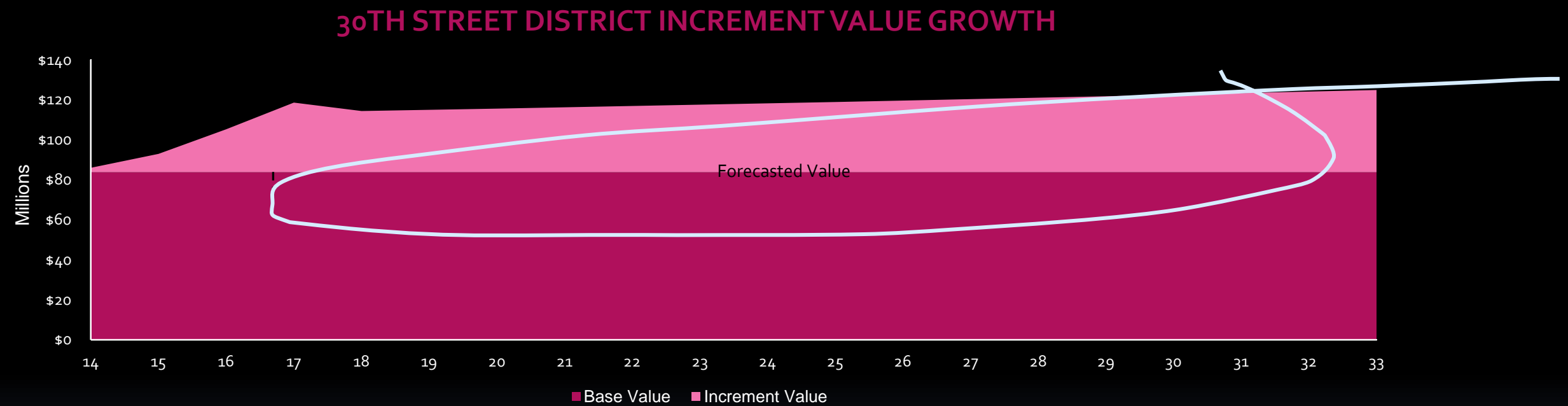
Economic Growth



Economic Growth

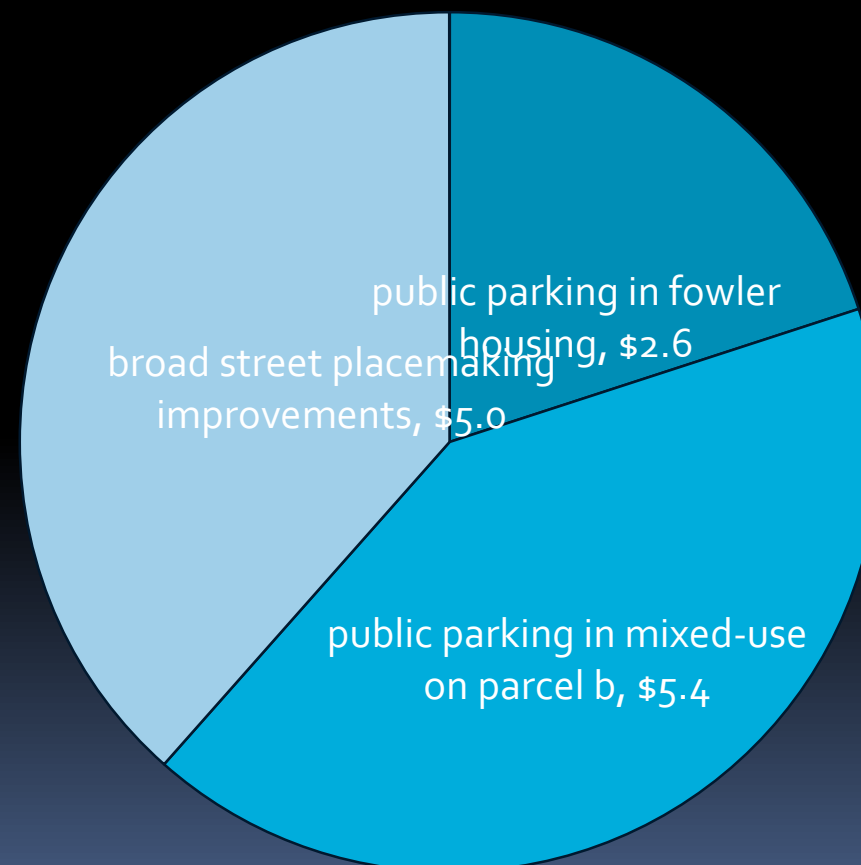


Economic Growth



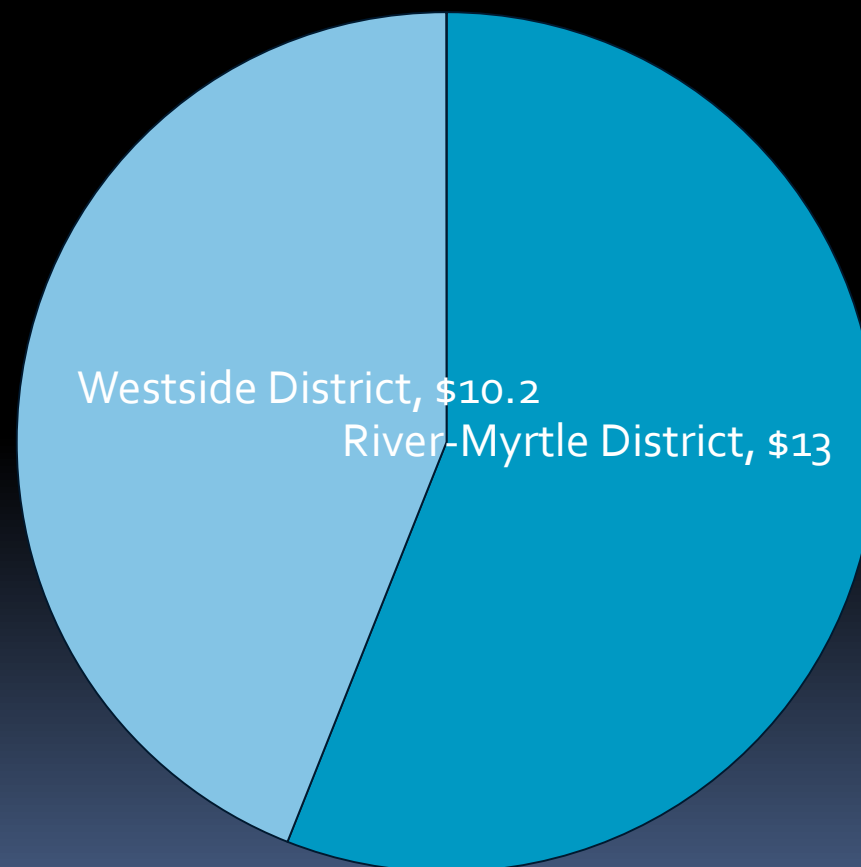
FY2017 Proposed Bonds

River-Myrtle \$13 M

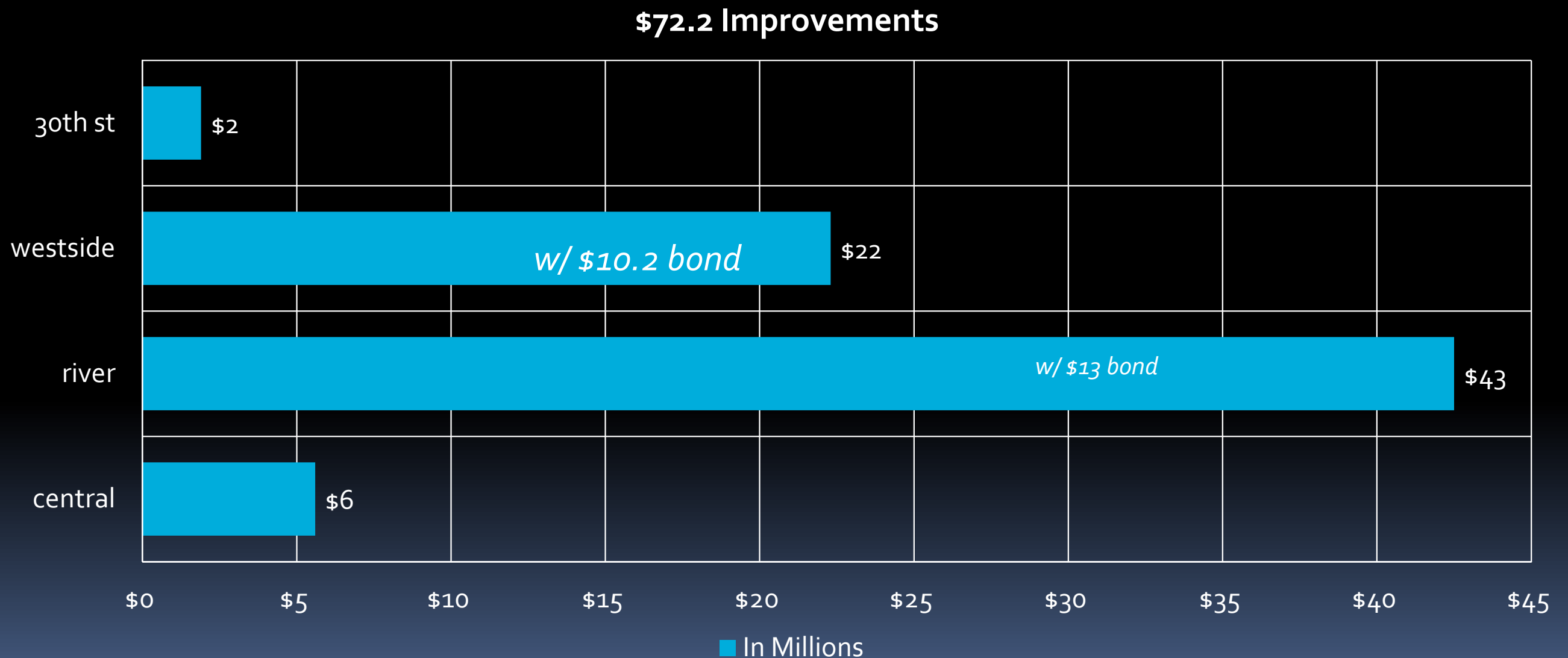


FY2017 Proposed Bonds

River-Myrtle + Westside District
= \$23.2 Million

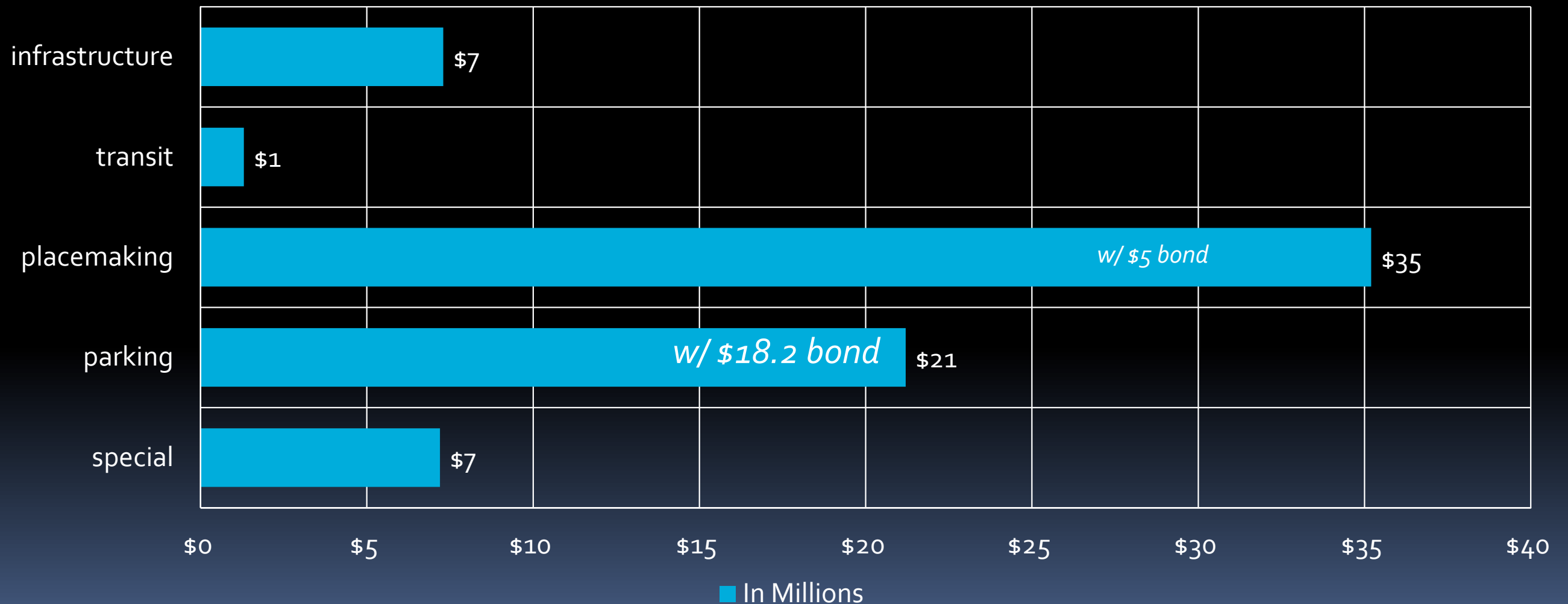


5-Year Totals by District



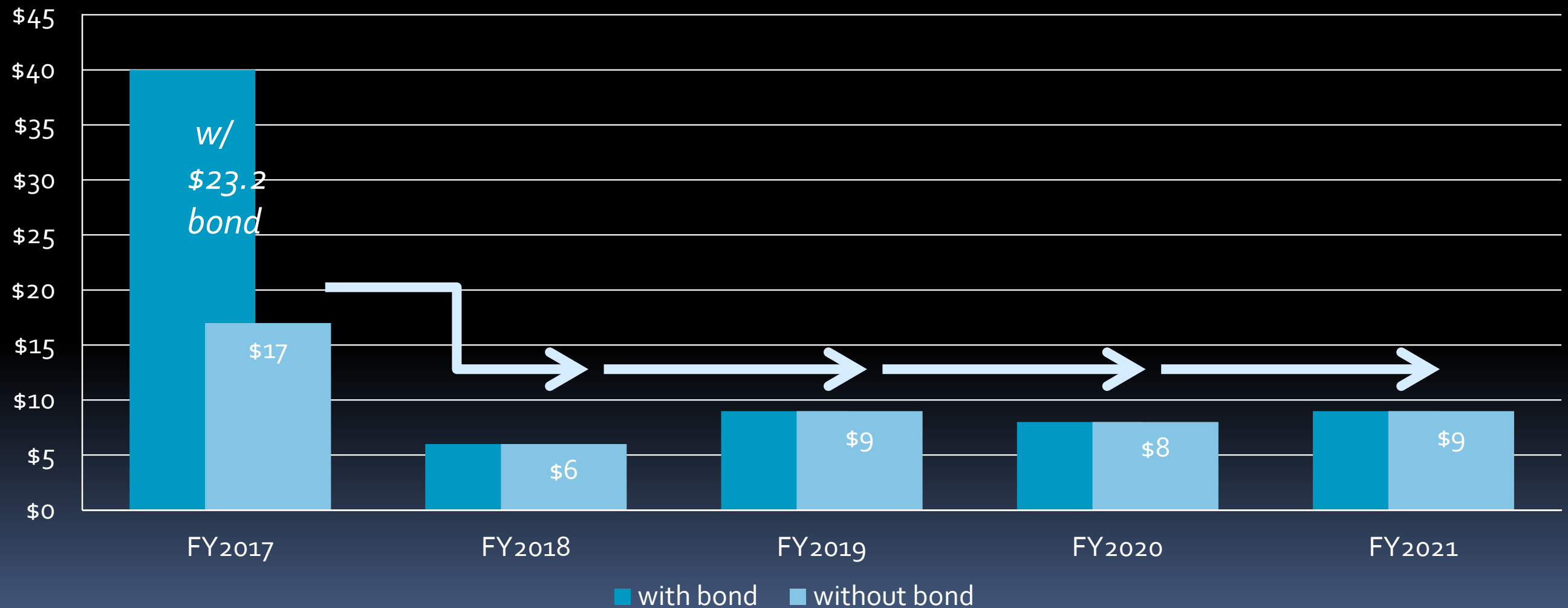
5-Year Totals by Type

\$72.2 Improvements



CIP Totals by Year

In Millions



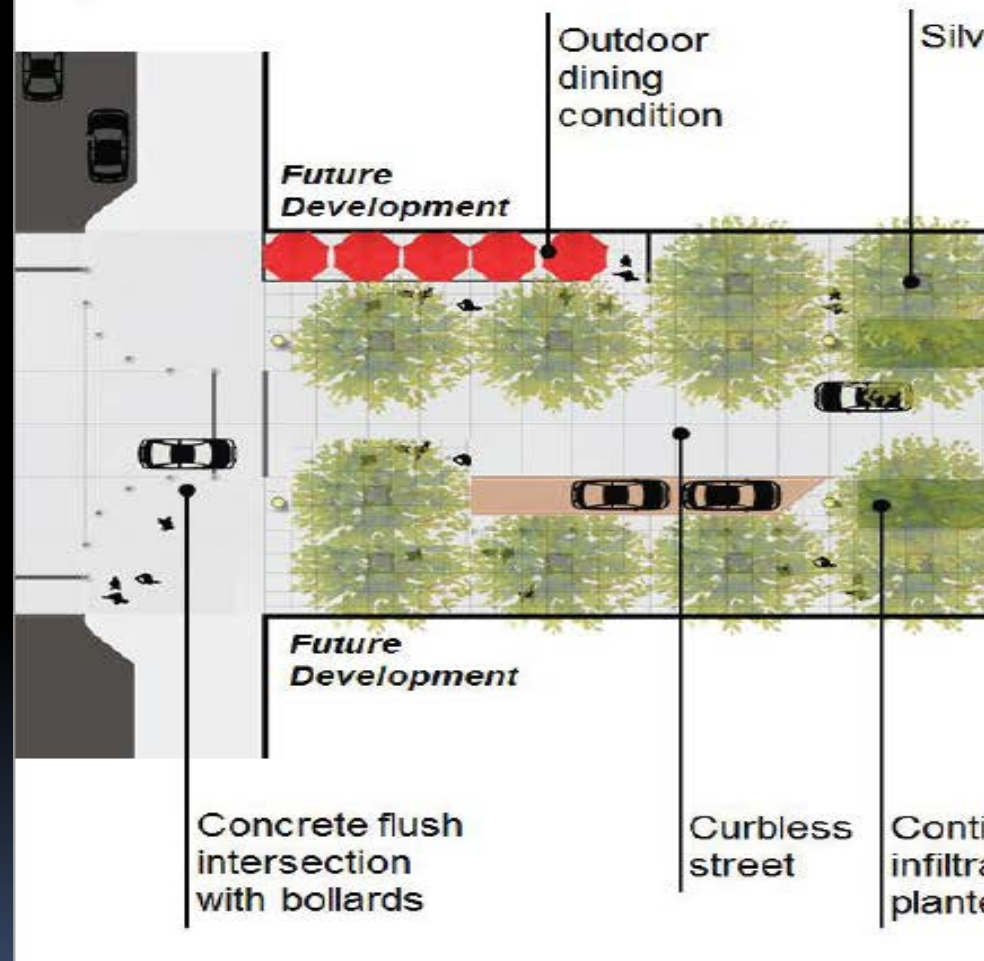
The Grove Plaza



The New Broad Street

Street Concept coolest in Boise

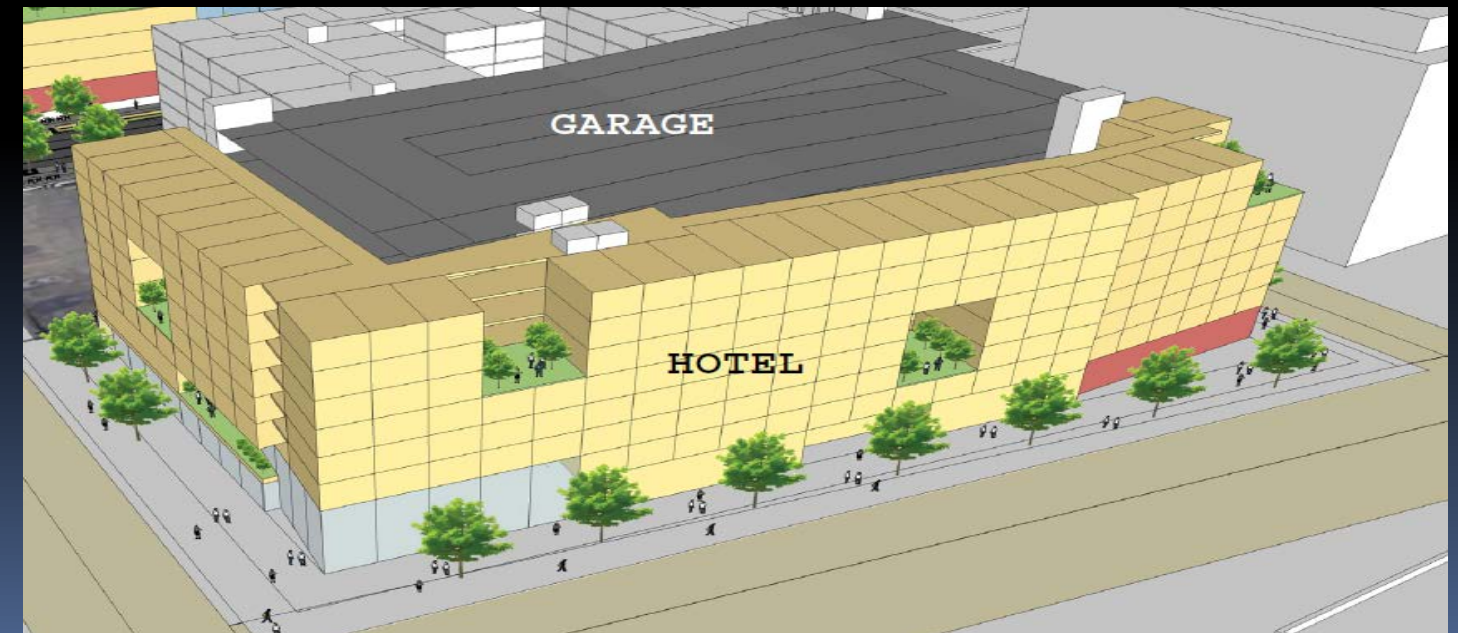
space for storm water planters and permeable paving



Structured Parking



Hospitality



Downtown Housing





5-YEAR CAPITAL IMPROVEMENT PLAN

FISCAL YEARS 2017-2021

Total \$72.2 Million

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INFORMATION: Operations Report

John Brunelle
Executive Director

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INFORMATION: Front & Myrtle Alternatives Analysis

Matt Edmond
Project Manager

Front & Myrtle



Front & Myrtle

Benefits

- Major downtown corridor
- Connects Southeast Boise
- Connects Freeway
- Commuter corridor
- Freight delivery

Challenges

- Physical & psychological barrier
- High speeds 35MPH+
- Long signal cycles
- Road width
- Discourages travel across corridor
- Impacts commerce & development along corridor
- Impacts to quality of life



Front & Myrtle Alternatives Analysis

- Summer 2015: Preliminary discussions with Boise Elevated, City of Boise
- Fall 2015: Boise Elevated business community outreach
- Spring 2016: Boise Elevated findings
- July 2016: CCDC Request for Proposal
- August 2016: Consultant selection



Next Steps

- August 15: Selection of preferred consultant
- September 12: CCDC board approves contract
- Summer 2017: Technical analysis complete
- Fall 2017: Public outreach & agency coordination

Comments or questions?

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INFORMATION: Alley Placemaking

Matt Edmond
Project Manager

Alley Placemaking: Background

- Growing interest in improving alley spaces
- Stormwater Infrastructure
- General Placemaking
- Following national trends

Paving Treatments



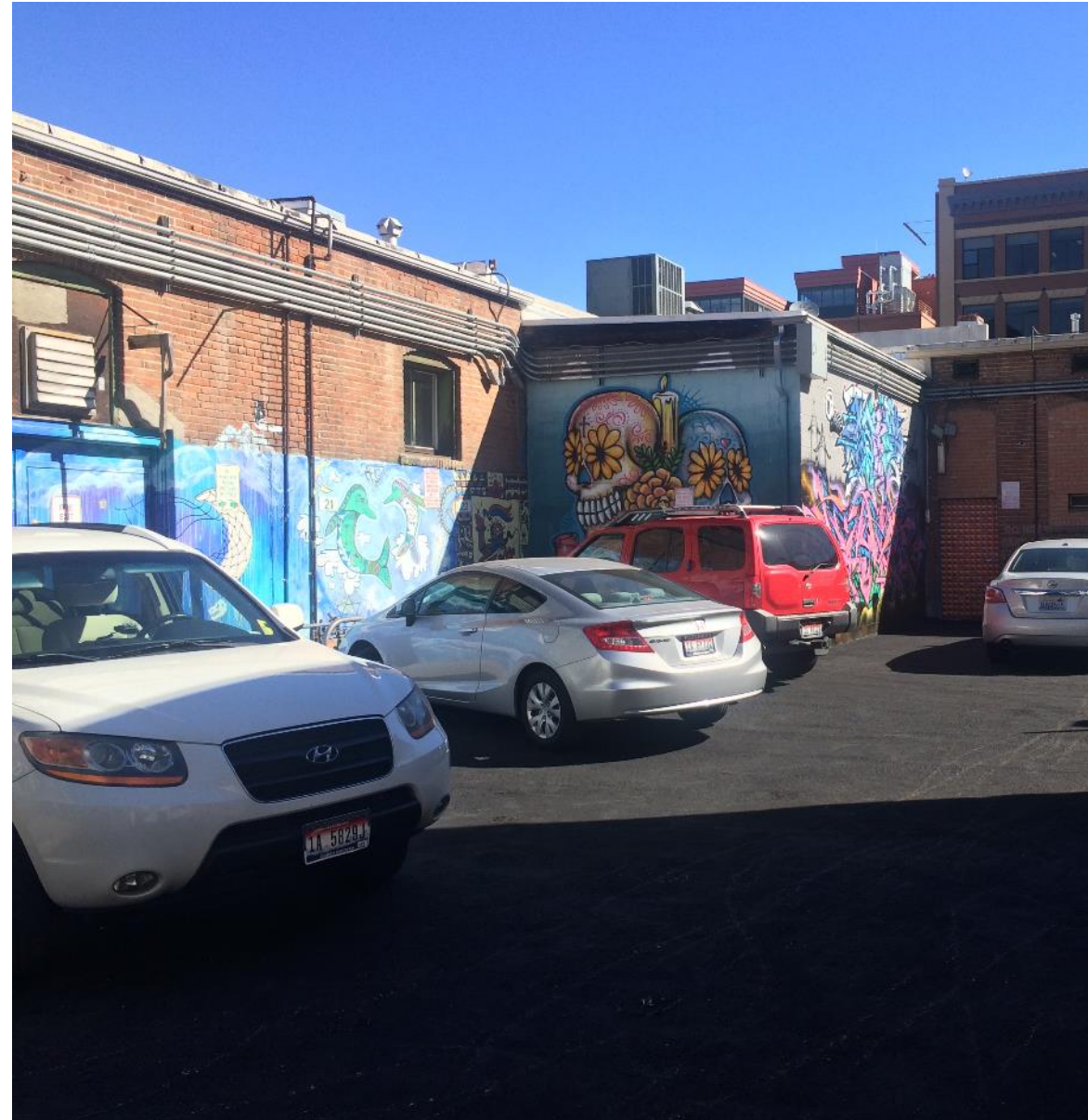
Utility Upgrades



Mitigating Nuisances



Adjacent Spaces

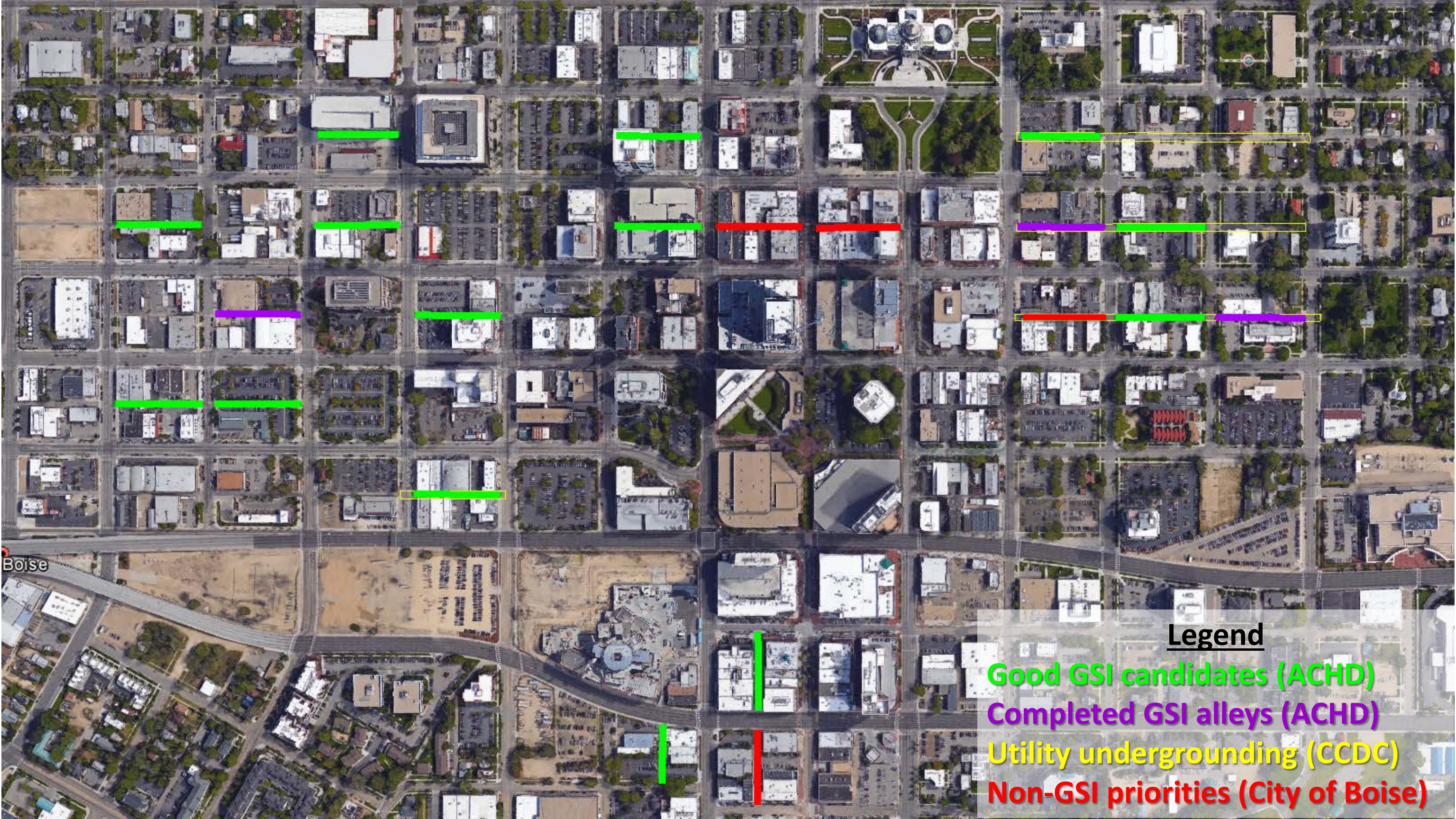


Art & Programming



Which Alleys?

- Promote downtown residential & retail
 - Support existing development & business
 - Induce subsequent development
- Leverage other investments
 - Pending developments
 - Pending public improvements
- Proximity to downtown core, other alleys



Boise

Legend

Good GSI candidates (ACHD)

Completed GSI alleys (ACHD)

Utility undergrounding (CCDC)

Non-GSI priorities (City of Boise)

Alley Placemaking: Next Steps

- 2017

- Union Block/Idaho Building Alley

- Undergrounding Idaho/Main/5th/3rd

- 2018

- ACHD next 3 GSI alleys

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